

9170 Anthony Hwy, Waynesboro, PA 17268



Heather Bonillas

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Julie Smith

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RESIDENTIAL BROKERAGE



★ 9170 Anthony Hwy, Waynesboro, PA 17268

Beds	Bath	SQFT	Lot Size
2	1	1,500	1 SqFt

Listing Detail

Property Type: Single-Family

Tax Amount: \$1,397

Community: Quincy

Year Built: 1966

Tax Year: 2018

Building Style: rancher

County: Franklin

Features

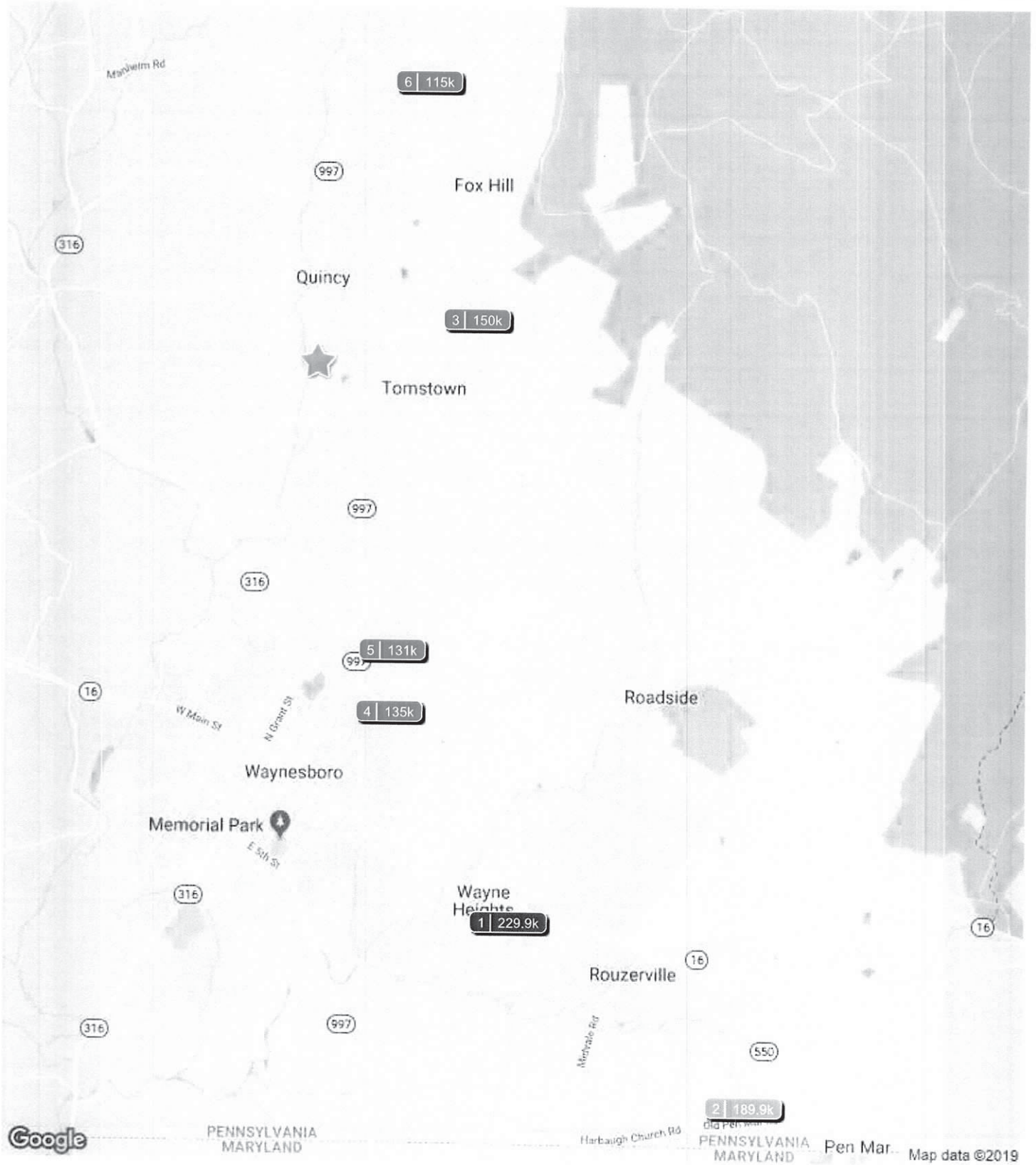
Parking: off stree, gravel

Heat/AC: central air

Basement: unfinished

Bathroom Details: Full Bath 1

All information provided is deemed reliable but is not guaranteed and should be independently verified.



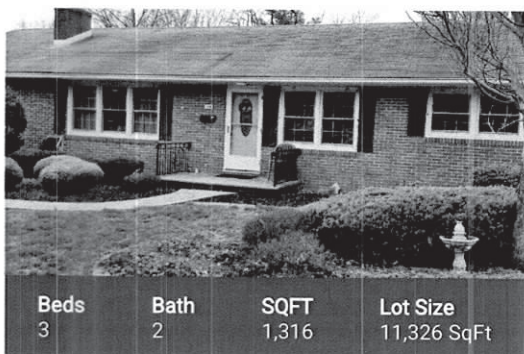
Active Properties Pending Properties Sold Properties

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Heather Bonillas | Heather.Bonillas@cbhomes.com

	Address	Price	Beds	Baths	Days	SQFT	\$/SQFT
★	 9170 Anthony Hwy Waynesboro, PA 17268		2	1	–	1,500	
1.	 114 Barnett Avenue Waynesboro, PA 17268	\$229,900	3	2	1,289	1,316	\$175
2.	 14024 Harbaugh Church R... Waynesboro, PA 17268	\$189,900	4	2	45	1,380	\$138
3.	 8963 Tomstown Road Waynesboro, PA 17268	\$150,000	3	1	85	1,147	\$131
4.	 8288 Thames Court Waynesboro, PA 17268	\$135,000	3	1	89	960	\$141
5.	 8096 West Avenue Waynesboro, PA 17268	\$131,000	2	1	6	960	\$136
6.	 6798 Slabtown Road Waynesboro, PA 17268	\$115,000	2	1	9	810	\$142

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Beds 3	Bath 2	SQFT 1,316	Lot Size 11,326 SqFt
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ACTIVE

\$229,900

List Price: \$229,900

Days: 1,289

\$/SQFT: \$175

Listing Courtesy of: BRIGHT MLS

Comparable #1

114 Barnett Avenue, Waynesboro, PA 17268

Listing Detail

Property Type: Residential

MLS #: 1000143809

Building Style: Ranch/Rambler

MLS Area: WASHINGTON TWP (14523)

Year Build: 1962

Subdivision: WAYNE HEIGHTS

County: Franklin County

School District: Waynesboro Area

Tax Amount: \$2,695

Middle School: Waynesboro Area

Tax Year: 2015

High School: Waynesboro Area Senior

Features

Basement: Full, Connecting Stairway, Unfinished

Fuel: Oil

Garage: 1

Exterior: Brick

Parking: Asphalt Driveway, Paved Driveway

Bathroom Details: Full Bath 2

Heat: Hot Water, Central A/C

Senior Community: No

Remarks

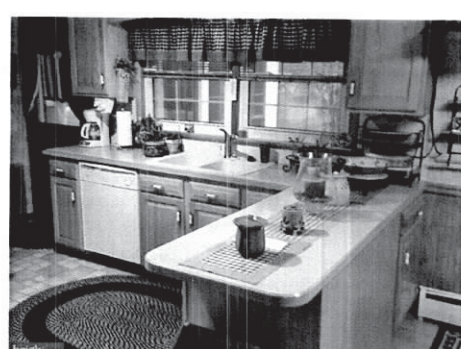
Beautiful 3 bedroom Brick rancher style home in Wayne Heights. Very well maintained with hardwood flooring, spacious living room, and gorgeous outdoor patio. 2 Baths with laundry room on first floor. Separate dining room, Updated custom equipped kitchen. Home features a fireplace in the living room and a sun porch and paver patio for year round enjoyment. Storage shed, nice level lot.

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Comparable #1

114 Barnett Avenue, Waynesboro, PA 17268

Photos 1 - 9



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PENDING

\$189,900

List Price: \$189,900

Days: 45

Sold Date: 11/08/2019

\$/SQFT: \$138

Listing Courtesy of: BRIGHT MLS

Comparable #2

14024 Harbaugh Church Road, Waynesboro, PA 17268

Listing Detail

Property Type: Residential

MLS #: PAFL167170

Building Style: Ranch/Rambler

MLS Area: WASHINGTON TWP
(14523)

Lot Dimensions: 125X250

Subdivision: MAR PENN ESTATES

Year Build: 1956

School District: Waynesboro Area

County: Franklin County

Middle School: Waynesboro Area

Tax Amount: \$2,804

High School: Waynesboro Area
Senior

Tax Year: 2018

Features

Basement: Full, Outside Entrance

Fuel: Oil

Garage: 1

Roof: Asphalt

Parking: Asphalt Driveway, Gravel
Driveway

Exterior: Brick, Aluminum Siding

Fireplace: Mantel(s)

Bathroom Details: Full Bath 2

Heat: Hot Water, Window Unit(s)

Senior Community: No

Remarks

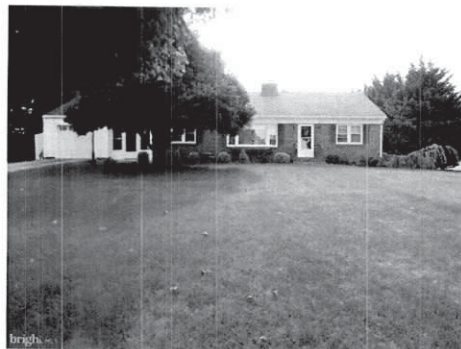
EASY, Country! Well maintained Brick rancher in a beautiful rural setting! Spacious .72 acre corner lot. Close enough to enjoy shopping, activities, amenities and schools, but also enjoy Country space, nature and being HOME! Home features 3 bedroom/1 full bath on main level. Breezeway for enjoying summer nights. 1 Car garage with opener. Living room with fireplace, full equipped kitchen and dining area. Lower level family room, bedroom, bath and laundry. Rear patio to enjoy those never ending mountain views, and a quaint garden area.

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Comparable #2

14024 Harbaugh Church Road, Waynesboro, PA 17268

Photos 1 - 2



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Beds 3	Bath 1	SQFT 1,147	Lot Size 175,547 SqFt
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SOLD

\$150,000

List Price: \$149,900

Days: 85

Sold Date: 01/31/2019

Original Sold Price: \$150,000

% of List Price: 100%

\$/SQFT: \$131

Listing Courtesy of: BRIGHT MLS

Comparable #3

8963 Tomstown Road, Waynesboro, PA 17268

Listing Detail

Property Type: Residential

Tax Year: 2017

Building Style: Ranch/Rambler

MLS #: 1006156008

Year Build: 1951

MLS Area: QUINCY TWP (14519)

County: Franklin County

Subdivision: NONE AVAILABLE

Tax Amount: \$999

School District: Waynesboro Area

Features

Basement: Full, Outside Entrance, Partially Finished, Connecting Stairway, Walkout Level

Fuel: Oil

Garage: 1

Exterior: Brick

Heat: Hot Water, Window Unit(s)

Bathroom Details: Full Bath 1

Senior Community: No

Remarks

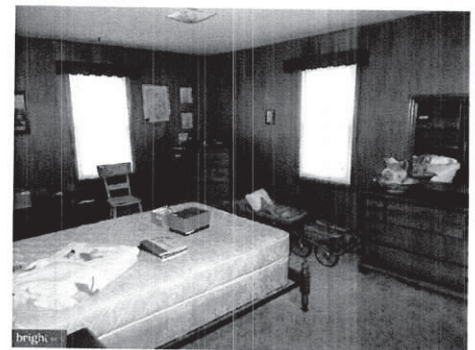
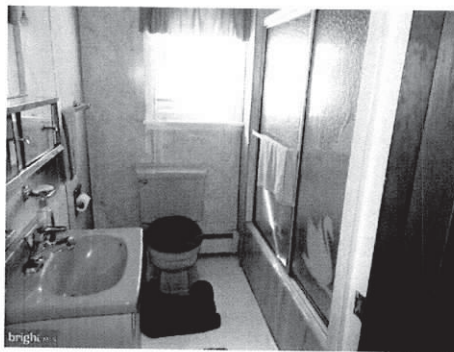
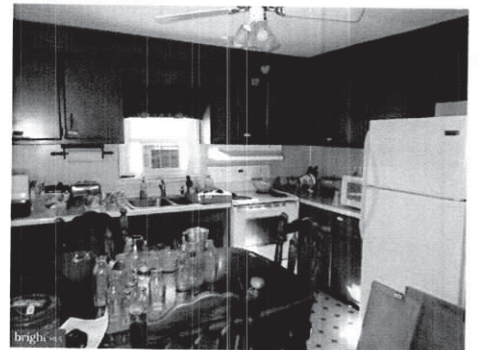
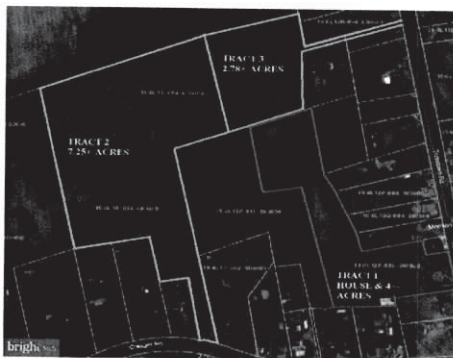
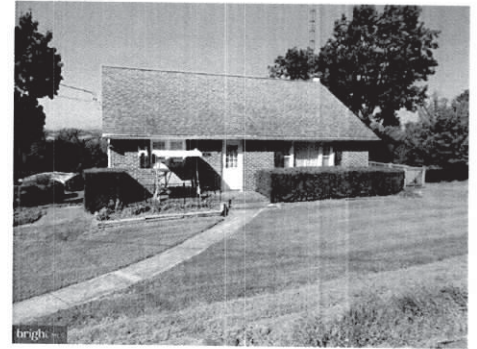
Brick home w/3 BR, 1 Bath, LR, Kitchen, partially finished Basement & 1-Car Garage situated on 4+- Beautiful Acres w/several outbdgs & older stable! Ideal for horses or other livestock! Beautiful views of the Cumberland Valley!

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Comparable #3

8963 Tomstown Road, Waynesboro, PA 17268

Photos 1 - 9



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SOLD

\$135,000

List Price: \$145,000

Days: 89

Sold Date: 03/01/2019

Original Sold Price: \$135,000

% of List Price: 93%

\$/SQFT: \$141

Listing Courtesy of: BRIGHT MLS

Comparable #4

8288 Thames Court, Waynesboro, PA 17268

Listing Detail

Property Type: Residential

Tax Year: 2018

Building Style: Raised Ranch/
Rambler

MLS #: 1009979668

Year Build: 1983

MLS Area: WASHINGTON TWP
(14523)

County: Franklin County

Subdivision: SHEFFIELD MANOR

Tax Amount: \$2,044

School District: Waynesboro Area

Features

Basement: Fully Finished, Walkout
Level

Exterior: Vinyl Siding

Heat: Baseboard - Electric, Central
A/C

Bathroom Details: Full Bath 1

Fuel: Electric

Senior Community: No

Remarks

Beautiful home on cul de sac in Sheffield Manor. Three bedrooms and one bath on the main floor. Recently remodeled kitchen is a must see. Home has Boro water and township sewer. Finished walk out basement family room and office.

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Comparable #4

8288 Thames Court, Waynesboro, PA 17268

Photos 1 - 6



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SOLD

\$131,000

List Price: \$135,000

Days: 6

Sold Date: 05/14/2019

Original Sold Price: \$131,000

% of List Price: 97%

\$/SQFT: \$136

Listing Courtesy of: BRIGHT MLS

Comparable #5

8096 West Avenue, Waynesboro, PA 17268

Listing Detail

Property Type: Residential

Tax Year: 2018

Building Style: Ranch/Rambler

MLS #: PAFL164444

Year Build: 1987

MLS Area: WASHINGTON TWP
(14523)

County: Franklin County

Subdivision: NONE AVAILABLE

Tax Amount: \$2,055

School District: Waynesboro Area

Features

Basement: Full

Fuel: Electric

Parking: Paved Driveway

Exterior: Vinyl Siding, Brick

Heat: Baseboard - Electric, Central
A/C

Bathroom Details: Full Bath 1

Senior Community: No

Remarks

Check out this well maintained 2 Bedroom/ 1 Bath Ranch style home located in Waynesboro. Enjoy one level living with a large bathroom that is easily accessible and a laundry room on the main floor. Full basement could easily be finished to make a large family room or man cave. There is plenty of storage available with a full basement and large storage barn in the backyard.



SOLD

\$115,000

List Price: \$116,900

Days: 9

Sold Date: 01/18/2019

Original Sold Price: \$115,000

% of List Price: 98%

\$/SQFT: \$142

Listing Courtesy of: BRIGHT MLS

Comparable #6

6798 Slabtown Road, Waynesboro, PA 17268

Listing Detail

Property Type: Residential

Tax Year: 2018

Building Style: Ranch/Rambler

MLS #: PAFL119190

Year Build: 0

MLS Area: QUINCY TWP (14519)

County: Franklin County

Subdivision: NONE AVAILABLE

Tax Amount: \$968

School District: Waynesboro Area

Features

Basement: Full

Exterior: Aluminum Siding

Parking: Gravel Driveway

Bathroom Details: Full Bath 1

Heat: 90% Forced Air, None

Senior Community: No

Fuel: Oil

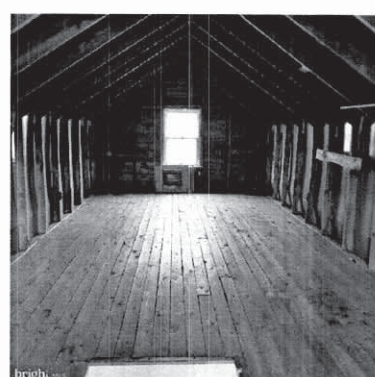
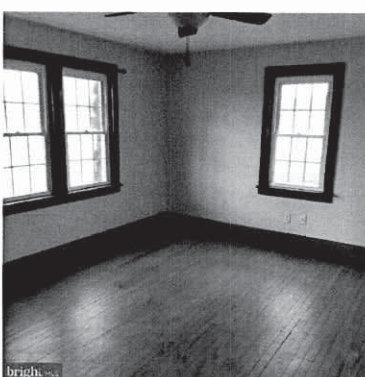
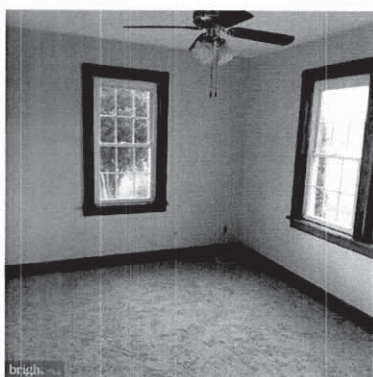
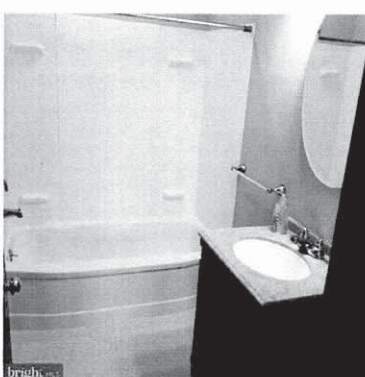
Remarks

Cute and cozy! Conveniently located just outside of town, this 2 bedroom cape cod has been updated and taken care of. Full-size attic and basement are clean, with plenty of room to finish or use for storage or rec areas. Nice, flat, nearly half-acre yard has landscaping, trees, and backs to fields!

Comparable #6







6798 Slabtown Road, Waynesboro, PA 17268

Photos 1 - 9

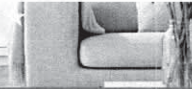







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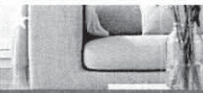

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	9170 Anthony Hwy Waynesboro, PA 17268	114 Barnett Avenue Waynesboro, PA 17268	14024 Harbaugh Church ... Waynesboro, PA 17268	8963 Tomstown Road Waynesboro, PA 17268	8288 Thames Court Waynesboro, PA 17268	8096 West Avenue Waynesboro, PA 17268
Status	-	Active	Pending	Sold	Sold	Sold
Bedrooms	2	3	4	3	3	2
Bathrooms	1	2	2	1	1	1
Bathroom Details	- Full Bath 1	- Full Bath 2	- Full Bath 2	- Full Bath 1	- Full Bath 1	- Full Bath 1
Sqft	1,500	1,316	1,380	1,147	960	960
Lot SqFt	1	11,326	31,363	175,547	13,939	10,019
Year Built	1966	1962	1956	1951	1983	1987
Property Type	Single-Family	Residential	Residential	Residential	Residential	Residential
Building Style	rancher	Ranch/Rambler	Ranch/Rambler	Ranch/Rambler	Raised Ranch/ Rambler	Ranch/Rambler
Days on Market	-	1289	45	85	89	6
List Price	-	\$229,900	\$189,900	\$149,900	\$145,000	\$135,000
% Of List Price	-	-	-	100%	93%	97%
Pre-Adjusted Price	-	\$229,900	\$189,900	\$150,000	\$135,000	\$131,000
Sold Price	-	-	-	\$150,000	\$135,000	\$131,000
Sold Date	-	-	11/08/2019	01/31/2019	03/01/2019	05/14/2019
\$/SqFt	-	\$175	\$138	\$131	\$141	\$136
\$/Lot SqFt	-	\$20	\$6.05	\$0.85	\$9.69	\$13
MLS #	-	1000143809	PAFL167170	1006156008	1009979668	PAFL164444
County	Franklin	Franklin County	Franklin County	Franklin County	Franklin County	Franklin County
Tax Amount	\$1,397	\$2,695	\$2,804	\$999	\$2,044	\$2,055
Tax Year	2018	2015	2018	2017	2018	2018
Community	Quincy	-	-	-	-	-
Subdivision	-	WAYNE HEIGHTS	MAR PENN ESTATES	NONE AVAILABLE	SHEFFIELD MANOR	NONE AVAILABLE
School District	-	Waynesboro Area	Waynesboro Area	Waynesboro Area	Waynesboro Area	Waynesboro Area
Middle School	-	Waynesboro Area	Waynesboro Area	-	-	-
High School	-	Waynesboro Area Senior	Waynesboro Area Senior	-	-	-
Basement	unfinished	Full, Connecting Stairway, Unfinished	Full, Outside Entrance	Full, Outside Entrance, Partially Finished, Connecting Stairway, Walkout Level	Fully Finished, Walkout Level	Full



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		9170 Anthony Hwy Waynesboro, PA 17268	114 Barnett Avenue Waynesboro, PA 17268	14024 Harbaugh Church ... Waynesboro, PA 17268	8963 Tomstown Road Waynesboro, PA 17268	8288 Thames Court Waynesboro, PA 17268	8096 West Avenue Waynesboro, PA 17268
Garage	-	1	1	1	-	-	-
Fireplace	-	-	Mantel(s)	-	-	-	-
Fuel	-	Oil	Oil	Oil	Electric	Electric	Electric
Heat/AC	central air	Hot Water, Central A/C	Hot Water, Window Unit(s)	Hot Water, Window Unit(s)	Baseboard - Electric, Central A/C	Baseboard - Electric, Central A/C	Baseboard - Electric, Central A/C
Exterior	-	Brick	Brick, Aluminum Siding	Brick	Vinyl Siding	Vinyl Siding, Brick	Vinyl Siding, Brick
Roof	-	-	Asphalt	-	-	-	-

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		9170 Anthony Hwy Waynesboro, PA 17268	6798 Slabtown Road Waynesboro, PA 17268
Status	-	Sold	
Bedrooms	2	2	
Bathrooms	1	1	
Bathroom Details	- Full Bath 1	- Full Bath 1	
Sqft	1,500	810	
Lot SqFt	1	17,860	
Year Built	1966	0	
Property Type	Single-Family	Residential	
Building Style	racnher	Ranch/Rambler	
Days on Market	-	9	
List Price	-	\$116,900	
% Of List Price	-	98%	
Pre-Adjusted Price	-	\$115,000	
Sold Price	-	\$115,000	
Sold Date	-	01/18/2019	
\$/SqFt	-	\$142	
\$/Lot SqFt	-	\$6.44	
MLS #	-	PAFL119190	
County	Franklin	Franklin County	
Tax Amount	\$1,397	\$968	
Tax Year	2018	2018	
Community	Quincy	-	
Subdivision	-	NONE AVAILABLE	
School District	-	Waynesboro Area	
Middle School	-	-	
High School	-	-	
Basement	unfinished	Full	
Garage	-	-	
Fireplace	-	-	
Fuel	-	Oil	
Heat/AC	central air	90% Forced Air, None	

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9170 Anthony Hwy Waynesboro, PA 17268		6798 Slabtown Road Waynesboro, PA 17268	
Exterior	-	Aluminum Siding	
Roof	-	-	

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		Bed	Bath	SqFt	Lot SqFt	List Price	\$/ SqFt	\$/Lot SqFt	Sold Date	Sale Price	Adj Price	D
★	Subject Property	2	1	1,500	1		-	-	-	-	-	

Active Properties

		Bed	Bath	SqFt	Lot SqFt	List Price	\$/ SqFt	\$/Lot SqFt	Sold Date	Sale Price	Adj Price	D
1.	 114 Barnett Avenue Waynesboro, PA 17268	3	2	1,316	11,326	\$229,900	\$175	\$20	-	-	-	1,

Pending Properties

		Bed	Bath	SqFt	Lot SqFt	List Price	\$/ SqFt	\$/Lot SqFt	Sold Date	Sale Price	Adj Price	D
2.	 14024 Harbaugh Churc... Waynesboro, PA 17268	4	2	1,380	31,363	\$189,900	\$138	\$6.05	11/08/2019	-	-	4!

Sold Properties

		Bed	Bath	SqFt	Lot SqFt	List Price	\$/ SqFt	\$/Lot SqFt	Sold Date	Sale Price	Adj Price	D
3.	 8963 Tomstown Road Waynesboro, PA 17268	3	1	1,147	175,5...	\$149,900	\$131	\$0.85	01/31/2019	\$150,000	-	8!
4.	 8288 Thames Court Waynesboro, PA 17268	3	1	960	13,939	\$145,000	\$141	\$9.69	03/01/2019	\$135,000	-	8!
5.	 8096 West Avenue Waynesboro, PA 17268	2	1	960	10,019	\$135,000	\$136	\$13	05/14/2019	\$131,000	-	6
6.	 6798 Slabtown Road Waynesboro, PA 17268	2	1	810	17,860	\$116,900	\$142	\$6.44	01/18/2019	\$115,000	-	9

Provided by Your Brokerage. All information provided is deemed reliable but is not guaranteed and should be independently verified.



Approximate Market Value
\$132,750 - \$165,000

★ 9170 Anthony Hwy, Waynesboro, PA 17268

Details

The comparable homes listed vary widely in what they are listed for sale to start, and what they actually sell at. Your location and yard are great selling features of your house. The bathroom is not as much of a concern as is the leaking and appearance of mold in the basement. The house would have to be staged with minimal items to bring in buyers for showings. Take your time to review, and contact me with any questions. It was nice meeting with you. Have a great weekend.

Price Based on Average Sales

Average Price of Sold Comparable Properties	\$132,750
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Price Based on Square Footage

Average \$/SqFt of Sold Comparable Properties	\$137.46
Square Footage of Subject Property	1,500
Price based on square footage of Subject Property	\$206,188

Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.



Heather Bonillas

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671

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